



Turner Locker

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6 & 7 FORE STREET TOPSHAM EX3 0HF



TO LET
GROUND FLOOR A1 RETAIL SHOP UNIT
78 sq m / 840 sq ft
(Option to divide into two separate units)

LOCATION AND DESCRIPTION

Just four miles away from Exeter City Centre and served by frequent bus and train services lies the historic port of Topsham. Famed for its shipbuilding and maritime history Topsham, on the Exe Estuary, was once a larger port than Exeter itself. Now, still delightfully self-contained, it offers a mixture of fascinating architecture, including the Dutch style merchants houses, is home to shops, cafes , pubs and restaurants of character.

Available due to the expansion of the current tenants these premises are situated in the perfect retail location in the town's prime shopping area and offer a charming space. This is an unusual chance to obtain retail premises of this sort in the town. 6/7 Fore Street comprises of two retail spaces with shop front windows and a cloakroom towards the back of the premises.

*Please note that the Landlord will consider splitting the retail space up into two separate units. If this is something you would like to discuss please contact us.

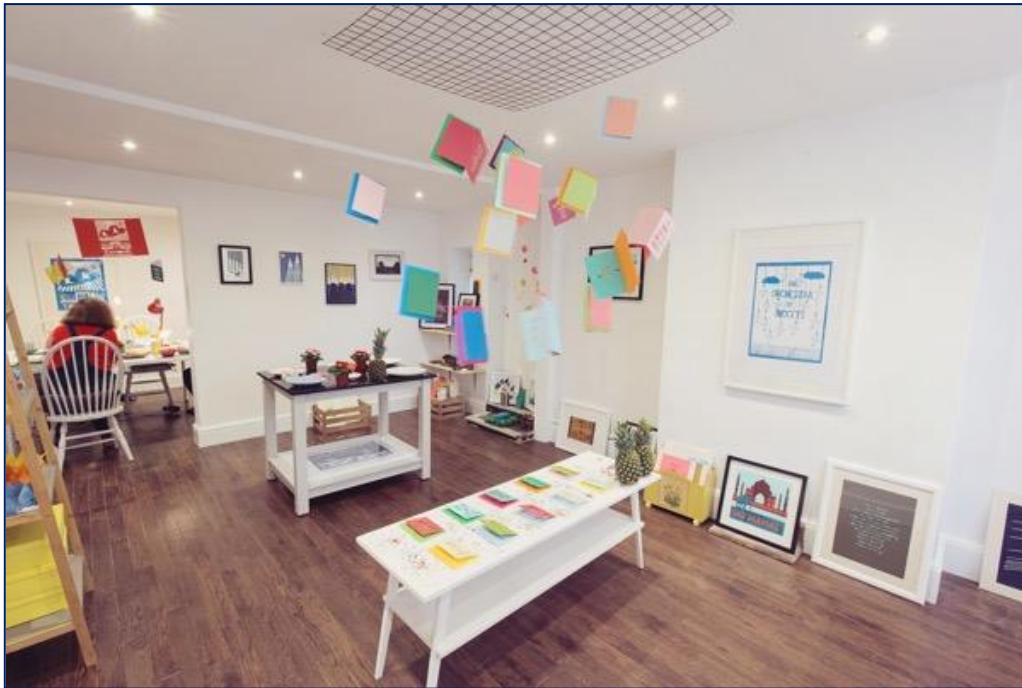
MEASUREMENTS - Approximate (units are of irregular shape)

Property	Width	Depth	Total - Average
No. 6	4.65 m (3.2 m at the front)	9.75 m	45 sq m / 484 sq ft
Connected to:			
No.7	3.45 m (widening to 4.80 m)	9.45 m	33 sq m / 355 sq ft
TOTAL			78 sq m / 840 sq ft



PROPOSAL

6/7 Fore Street is available to let on a new lease at a rental of £22,000 per annum on contributory full repairing and insuring terms.



PLANNING USE

The shop has A1 planning permission for retail, non-food use.

BUSINESS RATES – Approximate

Rateable Value	£19,750
Rates Payable	£9,480

VIEWING

Viewings are by appointment only with **Turner Locker Barnfield**

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SUBJECT TO CONTRACT

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